Doc #5313
ADOPTED 5/31/90

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE REDEVELOPER DESIGNATION OF THE
GUNWYN COMPANY AS REDEVELOPER OF DISPOSITION PARCEL B-3(A)
IN THE DOWNTOWN WATERFRONT-FANEUIL HALL RENEWAL AREA

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Gunwyn Company has submitted a satisfactory proposal in response to the Authority's Request for Proposals for Disposition of Parcel B-3 (A) in the Downtown Waterfront-Faneuil Hall Urban Renewal Area; and

WHEREAS, The Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Gunwyn Company be and hereby is tentatively designated as Redeveloper of Pilot House Extension - Disposition Parcel B-3(A) in the Downtown Waterfront-Faneuil Hall Urban Renewal Area subject to:

   (a) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;

   (b) Submission within one hundred and eighty (180) days in a form satisfactory to the Authority of :

      (i) Evidence of the availability of necessary equity funds, as needed;

      (ii) Evidence of firm financial commitments from banks or other lending institutions;

      (iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental/sales schedule.

2. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

3. That the Director is authorized to execute with the redeveloper a Land Disposition Agreement (LDA) in the Authority's usual form including such changes as the Director deems appropriate and in the best interest of the Authority.

4. That the redeveloper be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Director be, and hereby is, authorized to execute a license with the redeveloper, subject to the Authority's usual terms and conditions, so that the redeveloper may conduct such test borings and soils test as may be required.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

SITE LOCATION

(iv) Proposed developmen

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4. That the redeveloper be, and hereb the Board of Appeals for any z necessary to complete the propose

5. That the Director be, and hereby license with the redeveloper, subj terms and conditions, so that the r test borings and soils test as ma

6. That the Secretary is hereby a publish notice of the proposed accordance with Section 105(E) of amended, including information "Redeveloper's Statement for Publi H-6004).

SITE LOCATION

MEMORANDUM MAY 31, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR FOR HARBOR PLANNING AND DEVELOPMENT
VICTOR KAREN, DEPUTY DIRECTOR FOR HARBOR PLANNING AND DEVELOPMENT
JOHN NOONE, PROJECT MANAGER

SUBJECT: TENTATIVE REDEVELOPER DESIGNATION OF THE GUNWYN COMPANY AS REDEVELOPER OF PARCEL B-3(A) IN THE DOWNTOWN WATERFRONT - FANEUIL HALL URBAN RENEWAL AREA

EXECUTIVE SUMMARY: THIS MEMORANDUM REQUESTS TENTATIVE DESIGNATION OF THE GUNWYN COMPANY AS REDEVELOPER OF PARCEL B-3(A) IN THE DOWNTOWN WATERFRONT - FANEUIL HALL URBAN RENEWAL AREA. THE AUTHORITY AUTHORIZED ADVERTISEMENT FOR REDEVELOPER INTEREST FOR THIS PARCEL, KNOWN AS THE PILOT HOUSE EXTENSION, ON MARCH 23, 1989. SUBSEQUENTLY TWO PROPOSALS WERE RECEIVED IN RESPONSE TO THE PILOT HOUSE EXTENSION REQUEST FOR PROPOSALS (RFP). IN ADDITION, THREE OF THE PROPOSALS RECEIVED IN RESPONSE TO THE SARGENTS WHARF RFP, WHICH TOO WAS AUTHORIZED FOR ADVERTISEMENT ON MARCH 23, 1989, ALSO INCLUDED REDEVELOPMENT PLANS FOR THE PILOT HOUSE EXTENSION. ALL PROPOSALS HAVE BEEN SUBJECT TO EXTENSIVE REVIEW WITH THE NORTH END WATERFRONT COMMUNITY DEVELOPMENT CORPORATION, THE HARBORPARK ADVISORY COMMITTEE AND THE COMMUNITY. THE GUNWYN COMPANY PROPOSAL FOR THE PILOT HOUSE EXTENSION BEST MEETS THE RFP SELECTION CRITERIA AND CONDITIONS AND MOST EFFECTIVELY ADVANCES THE COMMUNITY'S GOALS FOR CONSTRUCTION OF 100 UNITS OF AFFORDABLE HOUSING ON SARGENTS WHARF. ACCORDINGLY IT IS RECOMMENDED THAT THE GUNWYN COMPANY BE TENTATIVELY DESIGNATED AS REDEVELOPER OF PARCEL B-3(A) IN THE DOWNTOWN WATERFRONT - FANEUIL HALL URBAN RENEWAL AREA.

Parcel B-3(A) is a 13,424 square foot parcel owned by the Authority and situated at the southeast corner of the intersection of Eastern Avenue and Commercial Street within the Downtown Waterfront - Faneuil Hall Urban Renewal Area. The parcel is currently used as a part of a surface parking lot for employees, residents and visitors of the area.

On March 23, 1989, the Authority authorized advertisement for redeveloper interest for the Pilot House Extension. Numerous plans have been proposed for this parcel in the past. Several have included structures significantly greater in height and mass than contemplated in the Pilot House Extension Request for Proposals (RFP) which involved extending the volume of the existing Pilot House building to Commercial Street. Discussion of the various plans with the community has, over time, established a consensus that such extension is the most appropriate approach for redevelopment of this site.

On March 23, 1989, the Authority also authorized advertisement for redeveloper interest for Sargents Wharf. The Sargents Wharf Request for Proposals (RFP) included a Request for Qualifications (RFQ) process whereby interest was solicited from neighborhood-based non-profit organizations in participating in the Sargents Wharf redevelopment. On June 12, 1989, the Authority received one submission in response to the Sargents Wharf RFQ from the North End Waterfront Community Development Corporation (NEWCDC), and on October 12, 1989 the Authority tentatively designated the NEWCDC as a neighborhood-based non-profit partner in the redevelopment of Sargents Wharf. Additional co-redeveloper designation is subsequently envisioned from proposals submitted in response to the Sargents Wharf RFP to complete the development entity for the Sargents Wharf project.

The Authority received two proposals in response to the Pilot House Extension RFP. In addition, three of the proposals submitted for Sargents Wharf also included redevelopment plans for the Pilot House Extension. All proposals have been subject to review with the North End Waterfront Neighborhood Council/Community Development Corporation working group and the Harborpark Advisory Committee over the past nine months according to the selection criteria and conditions of the RFP. These criteria and conditions are as follows:

- Provision of either 25% of the total number of housing units as affordable housing on-site, or a minimum required off site contribution equal to 50% of the number of units x $25,000 toward the construction of 100 units of affordable housing on Sargents Wharf, with preference given to proposals that safeguard long term affordability of the low and moderate income units.

- The degree to which additional resources above the minimum required are contributed to fund the affordable housing component.

- Opportunities provided for community based non-profit organizations and minority businesses.

- Other public benefits offered by the proposed development including jobs, tax revenues, urban design amenities and other neighborhood improvements.

- Feasibility of carrying out the proposed development.

- Compliance of the proposed development with the enclosed design and development guidelines.

- Demonstrated production, management experience, capability and financial strength of the development team.

- Preference will be given to proposals that safeguard long term affordability of the low and moderate income units.

On April 19, 1990, the Authority heard presentations from development teams which submitted proposals for the Pilot House Extension. Two weeks prior, the Authority heard developer presentations for the Sargents Wharf site. Subsequently, BRA staff arranged for developer presentations of these proposals at meetings open to the public.

Tentative designation of the Gunwyn Company as redeveloper of the Pilot House Extension is recommended as this proposal best meets the selection criteria and conditions of the RFP. In particular, the developer is the abutting owner of the Lewis Wharf property which when added to the Pilot House Extension site enhances the economic feasibility of the Pilot House Extension project. The developer is well under way in securing necessary environmental approvals for a hotel project on Lewis Wharf. Thus, construction of the Pilot House Extension could start expeditiously.

The Gunwyn Company proposes to provide $1,500,000 above the sales price of the disposition parcel toward construction of affordable housing on Sargents Wharf. This contribution would be available over a ten year period and could be used to leverage additional resources for Sargents Wharf.

Separate designation of the Pilot House Extension shares development risk and enhances the value of the publicly-owned Sargents Wharf site by virtue of the comprehensive redevelopment of the entire Lewis Wharf property, which presently includes derelict piers at the water's edge and a surface parking lot.

The Gunwyn Company proposal includes 57 condominium units in a traditional wharf-like brick structure that matches the height of the existing Pilot House. The project is in accord with the recently adopted North End/Downtown Waterfront zoning for this portion of Harborpark. Ground floor retail space is provided to animate surrounding sidewalks. The internal design utilizes a skip-stop elevator concept that permits split-level through unit layout, thus optimizing views for all units.

As part of the comprehensive plan for Lewis Wharf, the Pilot House Extension designation would allow the Gunwyn Company to locate the service and underground parking access to Lewis Wharf off Eastern Avenue. Present surface parking on Lewis Wharf would be located below grade and over three acres of landscaped public open space would be provided in its stead.

The Gunwyn Company has substantial experience in the development of complex projects in Boston. Graham Gund Architects are widely recognized for their high standard of quality design.

It is therefore recommended that the Authority grant Tentative Redeveloper Designation to the Gunwyn Company as redeveloper of the Pilot House Extension.

An appropriate vote and resolution follows:

VOTED: That the Authority hereby adopts the attached resolution providing for Tentative Redeveloper Designation of the Gunwyn Company as redeveloper of the Pilot House Extension -- Disposition Parcel B-3(A) in the Downtown Waterfront - Faneuil Hall Urban Renewal Area.